

# 17DevPlan1011 1101 Fairdale Road



**Louisville Metro Board of Zoning Adjustment**

**Steve Hendrix, Planning Supervisor**

**April 17, 2017**

# Requests

- Variance from the Land Development Code, Section 5.3.1.C.5. to allow the proposed structure to exceed maximum setback.

| Location                          | Requirement             | Request  | Variance |
|-----------------------------------|-------------------------|----------|----------|
| National Turnpike Maximum Setback | 80 foot maximum setback | 132 feet | 42 feet  |

Waiver from the Land Development Code, Section 5.5.2.A.1. not to require an entrance along the Fairdale Road side of the building.

# Case Summary / Background

Site is located on the northeast corner of the National Turnpike/Fairdale Road intersection.

Parcel has C-1 zoning at the corner and R-4 on the remainder.

Vacant auto repair shop occupies.

3,000 square foot convenience store

1,500 square foot restaurant

All the development takes place on the C-1 section.

Other existing commercial properties along this side of National Turnpike have increased setbacks.

Layout is typical for a convenience store.

Applicant has stated that the reason for the one door is for security/safety concerns.

# Zoning/Form Districts

## Subject Property:

**Existing:** C-1/R-4,  
Suburban Workplace

**Proposed:** Same

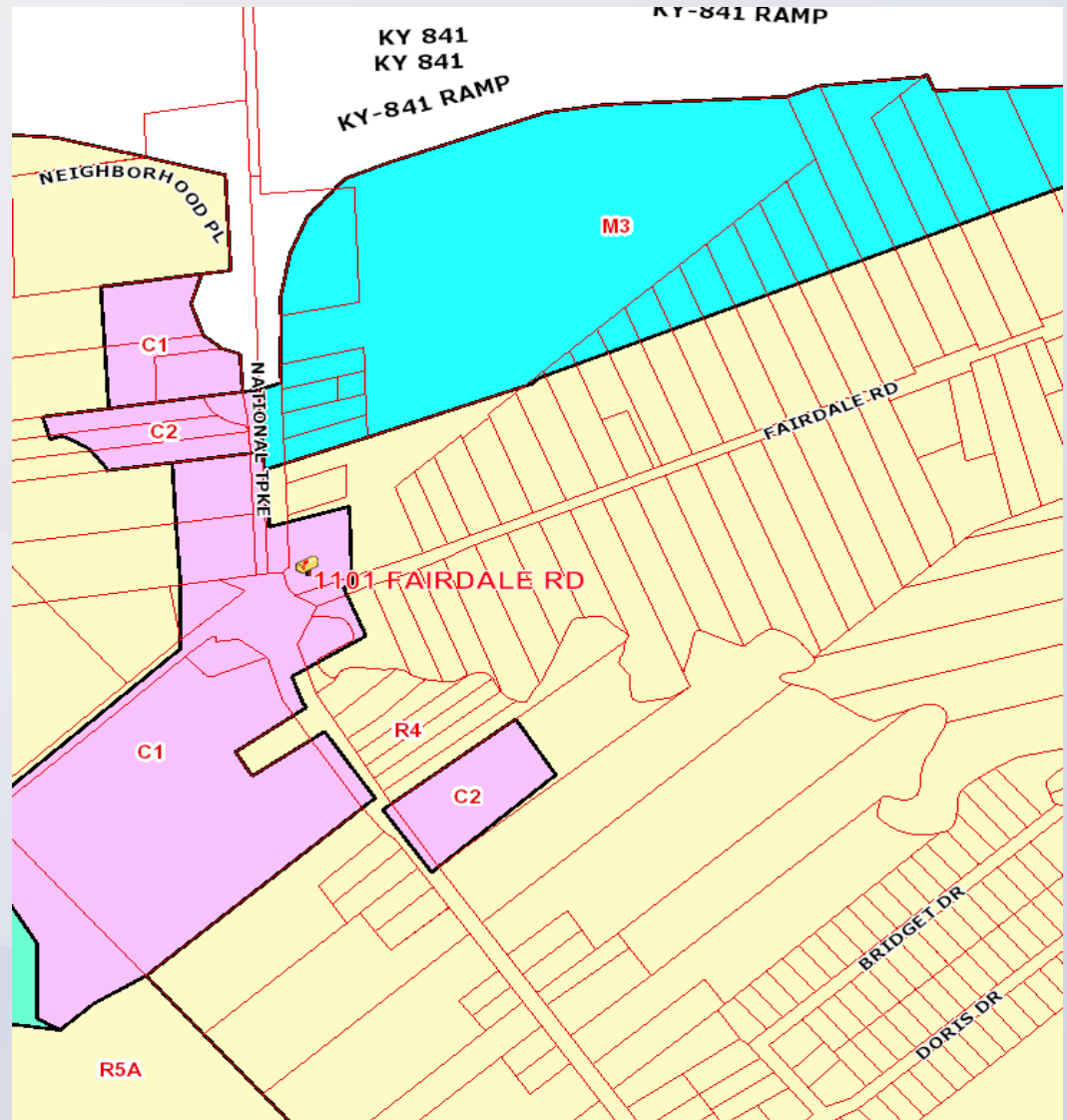
## Adjacent Properties:

**North:** R-4, Suburban  
Workplace

**South:** C-1, Village

**East:** R-, Suburban  
Workplace

**West:** C-1, Village





# Aerial Photo/Land Use

## Subject Property:

**Existing:** Vacant Auto Repair Shop

**Proposed:** Convenience Store/ Restaurant

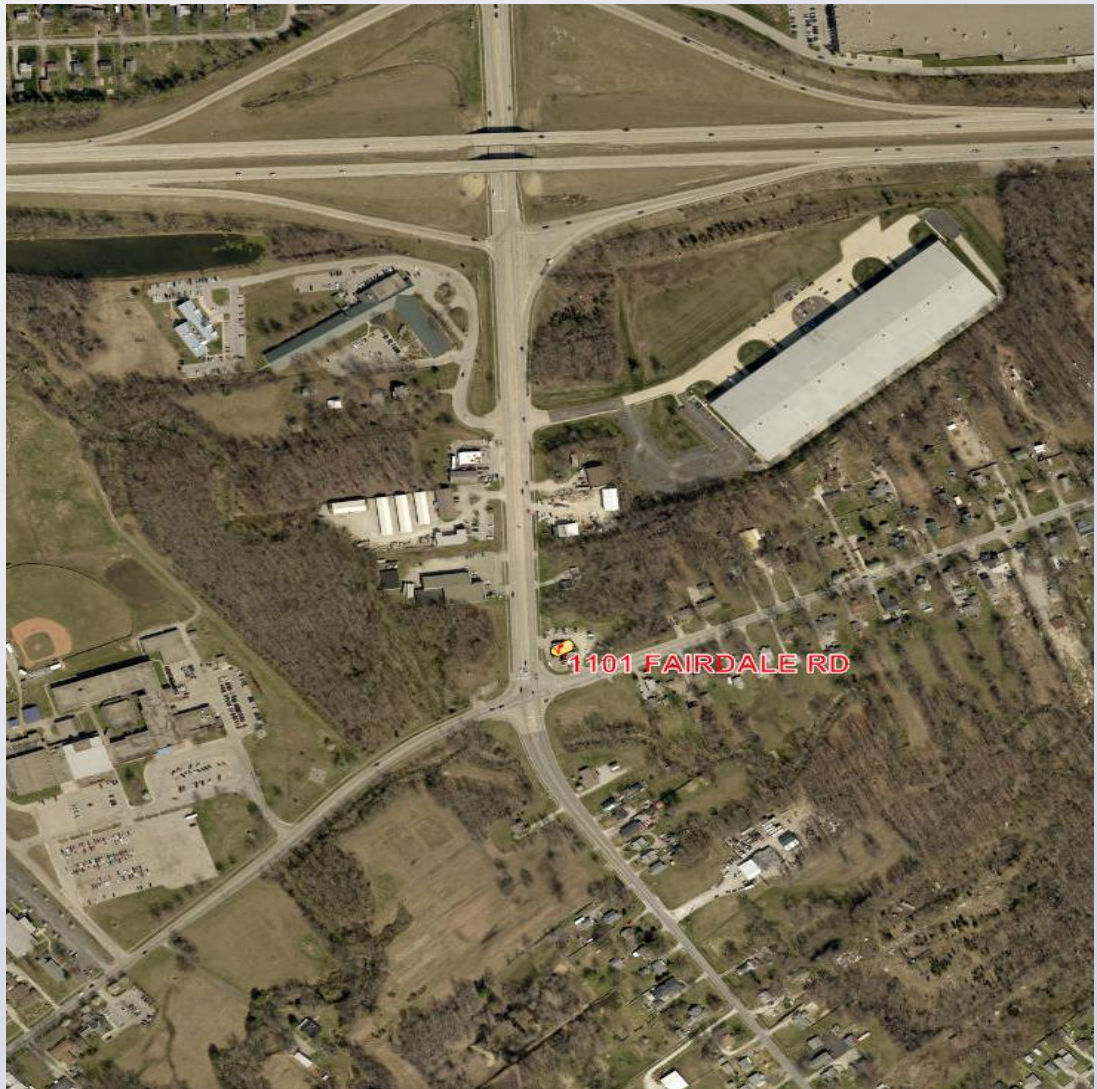
## Adjacent Properties:

**North:** Single Family Dwelling

**South:** Wooded Area

**East:** Wooded Area, Single Family Dwellings

**West:** Wooded Area













PADILLA'S  
AUTO SERVICE







03/30/2017 02:09








03/30/2017 02:10



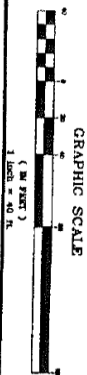
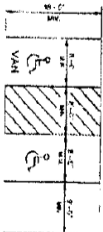
**NATIONAL TURNPIKE - R/W VARIES (120' REQ.)**

### LEGEND

PROPOSED STORM SEWER, CATION BASIN  
PROPOSED SEWER AND MANHOLE  
PROPOSED DRAINAGE SWALE  
A FLOODPLAIN  
A FLOODPLAIN

| MSD STANDARD EROSION CONTROLS                                                     |                                  |
|-----------------------------------------------------------------------------------|----------------------------------|
|  | STONE BAG EROSION DAM            |
|  | WINGED HEXAGONAL PILE PROTECTION |
|  | SILT FENCE                       |

**TYPICAL PARKING SPACE LAYOUT**  
**NO SCALE**



DETECTION BASIN CALCULATIONS

$X = 1.8 \text{ CM} / 12$   
 $R = 0.36 - 0.29 = 0.07$   
 $R = 2.6 \text{ INCHES}$   
 $X = (0.07) \times (141.5 \text{ LB/1.7}) = 0.06 \text{ AC. FT.}$   
REQUIRED BASIN = 2.613 CUL.FT.  
TOTAL = 1.658 SLOTTED + 0.504 SLOTTED = 2.162 CUL.FT.  
DEPTH = 2

FREE CANOPY CALCULATIONS (CLASS C)

TOTAL SITE AREA = 146.5  
EXISTING TREE CANOPY AREA = 134.6  
TOTAL TREE CANOPY AREA REQUIRED = 134.6  
EXISTING TREE CANOPY AREA TO BE PRESERVED = 90.98  
TOTAL FREE CANOPY = 1.404

C-1 & R-4/M-2-ADL  
FROM 224 NS  
1006 MODIFIED 2, 10  
1006 WALK, KY 40219  
U.S. 9154, P.O. 164

RAYMOND  
DAYD ACQUITT  
07 FEB 74  
FBI/DOJ, NY 4016  
DB, B26, PG 322

M-4786, 2002  
 REALITY CANADA TRAPP  
 1000 FAIRWAY, # 1000  
 FAIRFAX, VT 05455  
 D.B. 7017, PG 374

STU\* PROPHET, IS, 110  
11600 INADVERTENTLY  
MAY  
CO SELLER, 100 0000  
016 5100, 100 0000

FOY, SONG &  
DAVIDSON INC.

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 01-20-2008 BY 60322  
21551 ZTS  
PROS  
DE  
854  
11/11/08

R-4/4-LAG-  
DILL, A. FRED; COW  
P.O. BOX 134  
MADDALE, NY 40 12  
03. 9167. P.C. 269

R-4/4-2-200  
 4400 2nd St., S.E.  
 107 FARMDALE MOBILE  
 PARKWAY, N.Y. 10918  
 20 copies per day

2-4/74-1-AVE  
RESID. & ALIBI OF  
THE SUBJECT FOR  
FACILE. AT 4011E  
U.S. 100. 70. 60

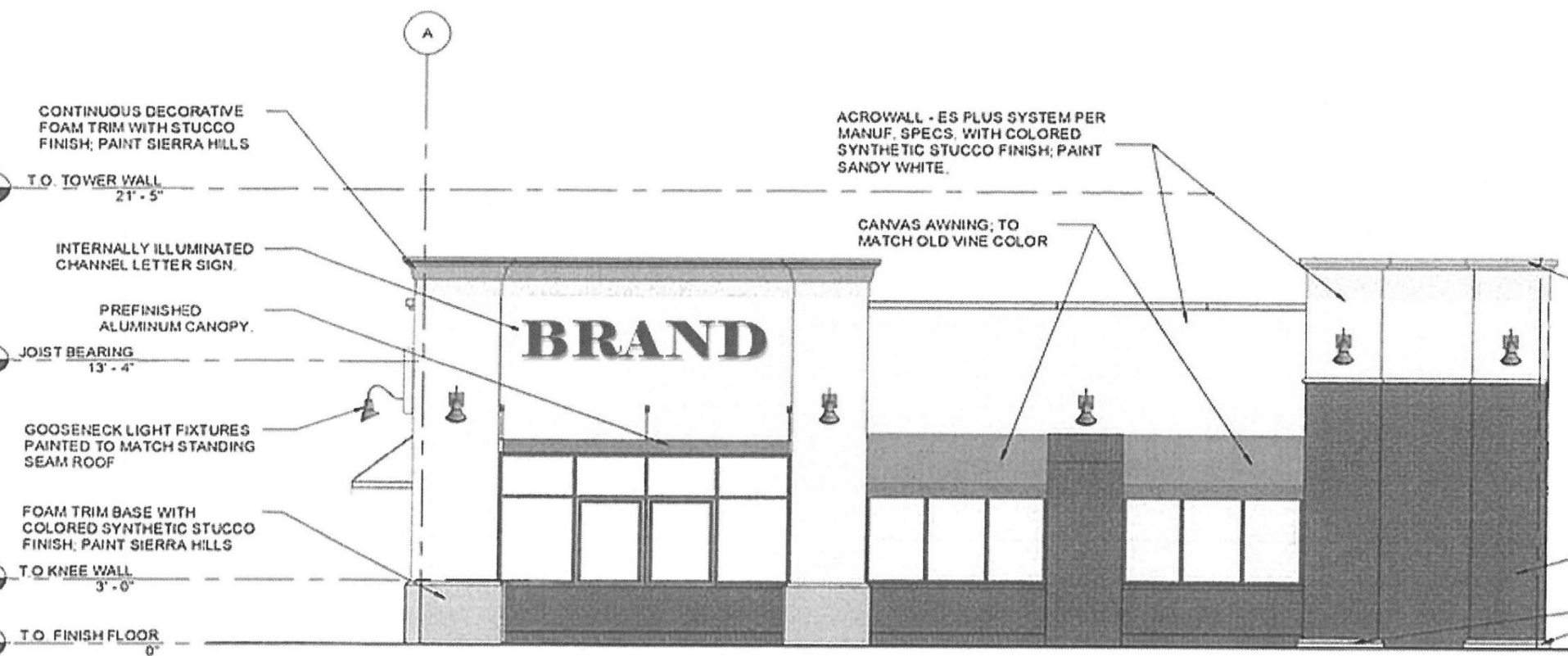
P-4,  
-ALTS & WIK  
112: FPA  
FALTY.E

F.D.O. SPENCER  
 9333 NATIONAL TRINITE  
 FALLDALE, NY 4018  
 O.B. 2159, PG. 102

EXISTING WOODS TO REMAIN  
TO BE UTILIZED AS UNDEVELOPED  
BUTTER MEADOWS

N-3/SOUTHMAN AND KENYON  
 ADDRESS: J.C.  
 8050 CUTO WIND LANE  
 SUITE 10  
 LOU SVILLE, KY 40124  
 DR. 9153. NO. 566

FRONTIER WORKS TO ALLOW  
TO BE UTILIZED AS LANDSCAPE  
EFFECTIVE VENTILATION

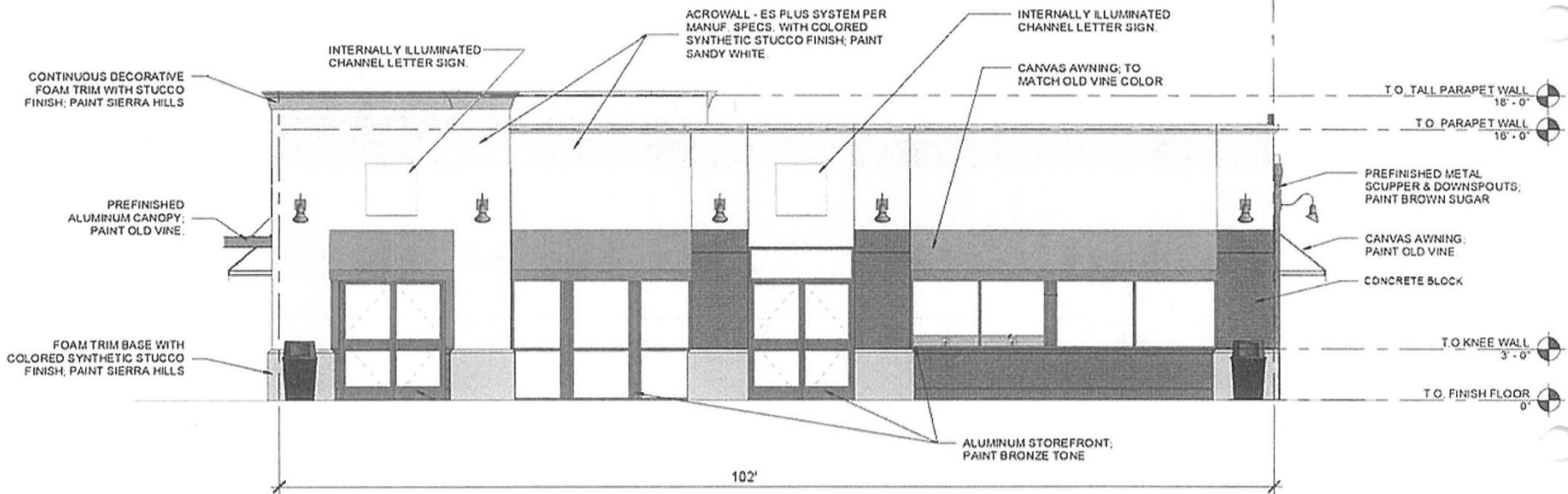


# 1 SOUTH ELEVATION - FACING FAIRDALE ROAD

3/16" = 1'-0"

DE  
RE

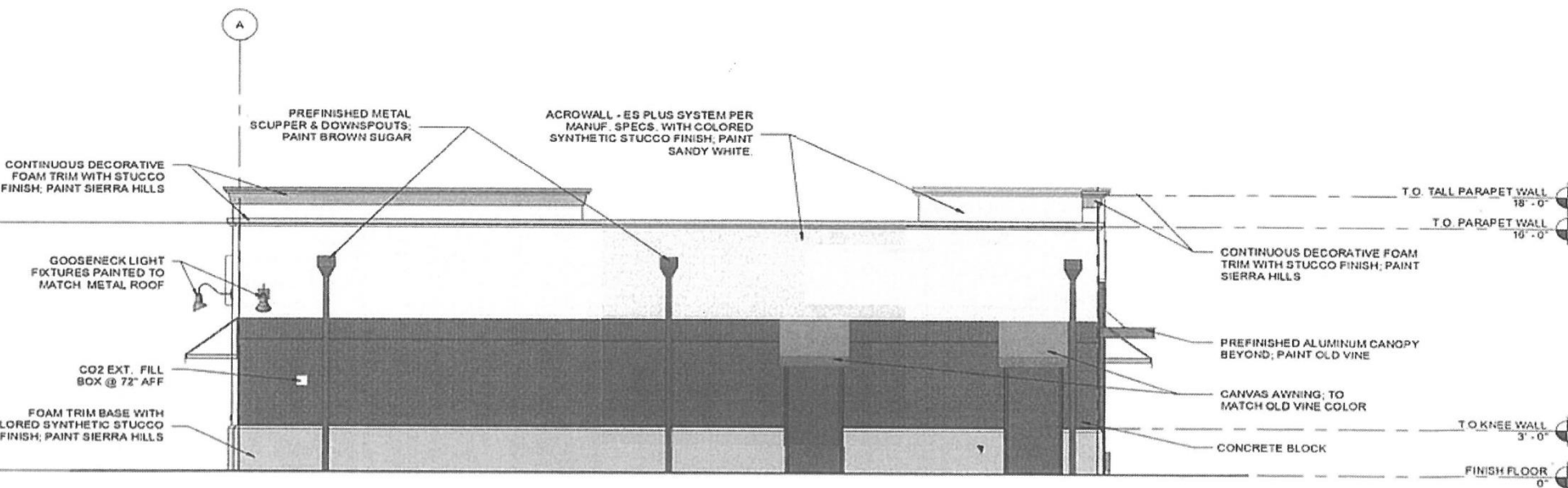




2 WEST (FRONT) ELEVATION - FACING NATIONAL TURNPIKE

3/16" = 1'-0"

RECEIVED  
JAN 23 2017  
PLANNING &  
DESIGN SERVICE

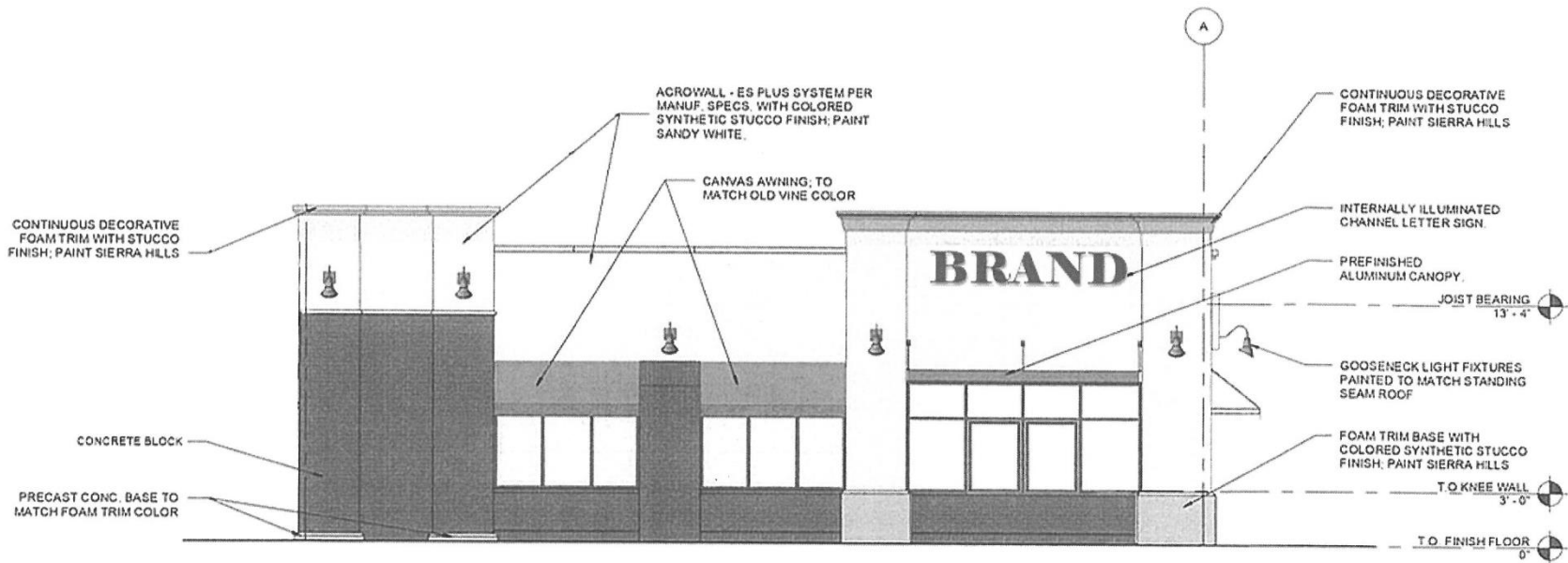


**EAST (REAR) ELEVATION**

1/16" = 1'-0"

**RECEIVED**  
 JAN 23 2017  
 PLANNING &  
 DESIGN SERVICE





1 NORTH ELEVATION  
3/16" = 1'-0"

RECEIVED  
JAN 23 2017  
PLANNING &  
DESIGN SERVICES

# Staff Analysis and Conclusions

- The vacant automobile repair shop will be replaced with a 3,000 square foot convenience store and 1,500 square foot restaurant.
- The development remains within the C-1 designated zoning district while the wooded portions remain.
- The site plan is typical for a convenience store.
- Other commercial businesses along this side of National Turnpike appear to be located beyond the maximum setback.
- The applicant's floor plan provide for security and safety measures.
- The Fairdale Road side of the building is in keeping with the rest of the structure.
- The variance and waiver applications appear to be adequately justified.

# Approve or Deny Requests

1. The variance to allow the structure to be located 132 feet from the National Turnpike property line.  
(Maximum setback is 80 feet, variance of 42 feet).
2. The waiver not to have an entrance on the Fairdale Road side of the building.